

Ewa DP Five Year Review (EDP5YR)

STATUS REPORT

April 20, 2005

Ewa community members, agencies, organizations, and others with an interest in Ewa's future development are invited to participate in the Ewa Development Plan Five Year Review (EDP5YR). Please fill out a [participant form](#) to get on our mailing list and to let us know how you want to participate and what your concerns are.

EWA DEVELOPMENT PLAN FIVE-YEAR REVIEW

- Required by the Ordinance that adopted the Plan in 1997
- **Workprogram Steps**
 - Community Interviews (Continuing)*
 - Workshop I: Orientation/Community Comments & Questions (Jan 31, 04)
 - Inventory Comments (Draft Listing Prepared and Being Updated)*
 - Draft Report/Plan Preparation (Internal Review of Draft Underway)*
 - Workshop II: Community Review of Draft Report/Plan (Spring 2005)
 - Inventory of Comments from Community Review
 - Final Report Preparation and Distribution
 - Public Information Meeting/Neighborhood Board Briefings
 - Planning Commission Hearing (Summer 2005)
 - City Council Review (Three formal votes, 1 public hearing)

An [Orientation Workshop](#) for the Review was held Saturday, January 31, 2004 at Kapolei Hale. Handouts provided at the Workshop included

1. [Workshop Agenda](#)
2. [Draft Briefing Package](#)
 - a. Overview of the Review Program and
 - b. Vision Scorecard: historical and projected indicators of progress in implementing the Plan Vision
3. [Phasing of Ewa Development](#): Most current estimates of residential project capacity and timing of development, updating Table 2.2.
4. [Ewa Development Plan Issues: Analysis of Concerns Raised at Ewa Neighborhood Boards](#)

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5. [Ewa Development Plan: Vision and Policies Digest](#); a digest of the Plan's vision, land use & infrastructure policies, and implementation methods.

Copies of the Workshop Handouts, the [PowerPoint Presentation](#), notes from the [Question and Answer](#) session that followed the presentation, and a listing of [Comments and Suggestions from four Issue Groups](#) (Transportation, Schools, Development Process, Economic and Jobs Development) are available from the Department, and are available from the Planning Division Web page at <http://www.honoluludpp.org/Planning/>.

Community Interviews. Since the Fall of 2003, Department staff have held a series of interviews and small group meetings with Neighborhood Board members, residents, land owners, developers, and public agencies to collect their evaluations of the Ewa Development Plan and its implementation and ask for recommendations for ways either the Plan or its implementation might be improved.

Smart Growth Team Beginning in February 2004, at the invitation of former Mayor Harris, the U.S. Environmental Protection Agency Smart Growth Program, the University of Hawaii Sea Grant Program and School of Architecture, the Urban Land Institute Hawaii Chapter and Campbell Estate sponsored a series of workshops and meetings to evaluate how the Ewa Development Plan and the City of Kapolei Urban Design Plan might better incorporate "Smart Growth Principles."

A team of nationally renowned architects, planners, developers, urban economists, transportation planners and other professionals was recruited to lead the sessions and to provide a report recommending ways to improve the plans and implementing measures (Land Use Ordinance, Subdivision Regulations, etc.)

May 2-4, 2004 Workshops. A series of well attended workshops involving community members, landowners, builders and developers were held in Kapolei at Kapolei Hale and the Campbell Building.

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The national consultant team presented Smart Growth principles drawn from the team's national work, offered details on mixed-use projects in Atlanta, Portland, and Colorado which had successfully implemented Smart Growth principles; and led discussions of the Ewa Development Plan and the Kapolei Urban Design Plan.

The team made the following recommendations:

1. Ewa Development Plan Five Year Review:
 - Improve connections and network
 - Between regional destinations and activities
 - Between neighborhoods and communities
 - Focus on place making in villages and neighborhoods
 - Mix housing types in neighborhoods
 - Get the new stuff right or the chance to get it right will have passed
2. City of Kapolei Urban Design Plan
 - Fine-tune street network and details
 - Improve connections to nearby activities
 - Build "Transit-Ready" Development
 - Focus on building a Main Street
 - Okay to promote both a mix of uses and mixed use
 - Add more downtown housing
3. Improve implementation and finance tools and policies

Team Report and Recommendations. Since the May workshops, the team returned twice for meetings and consultations, and recommended revisions to the Land Use Ordinance and Subdivision Regulations which have been the subject of discussions with members of the development community.

Public Review Report/Plan. Currently the public review draft, Five Year Review report and draft proposed revised Plan are undergoing internal review. The draft report and plan will be circulated to the community for review and comment and for discussion at a public workshop in the fall of 2005.

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How Well Have We Done in Implementing the 1997 Plan? The 1997 Ewa

Development Plan vision has five major elements. DPP's evaluation, based on the Five Year Review workshops, meetings and interviews, is as follows:

Vision Element	Evaluation
Protect Agricultural Lands and Open Space	<i>Agricultural lands and open space have been protected by the Urban Growth Boundary (UGB) and by phasing that protected lands inside the UGB until 2006 and 2016. New parkland has been acquired and is under development. The Pearl Harbor Historic Trail Plan calls for establishment of bikeways and historic train use on the OR&L corridor from Rainbow Marina to Nanakuli. Use of drainageways and utility corridors as greenways has been difficult to implement due to questions of maintenance responsibilities.</i>
Develop the Secondary Urban Center around the City of Kapolei	<i>Significant progress has been made in creating jobs in the City of Kapolei and surrounding resort and industrial areas. Developing the UH West Oahu Campus is a key element needed to continue the momentum for development of Oahu's second city. Stationing a carrier wing at Kalaeloa could bring back jobs lost with the closure of Barbers Point Naval Air Station. Uncertainty about whether the carrier wing will come, and the possible scope and impact of the stationing makes it difficult to plan for the redevelopment of Kalaeloa and its role in Ewa's future.</i>

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Vision Element	Evaluation
Build Master Planned Communities that Support Walking, Biking, and Transit Use and Include Affordable Housing.	<i>Residential development was slowed by economic conditions after 1997, but has rebounded sharply recently, averaging 800 to 900 units/year. Affordable housing units have been required in all major developments. Subdivision layouts have often not supported walking, biking, utility vehicle circulation, or transit use. New Express Buses, a hub-and-spoke system of collector buses, and a temporary Kapolei Transit Center were established. A proposed Bus Rapid Transit system to improve service between Ewa and downtown Honolulu has been abandoned. Funding is being sought for a rail transit system to link Kapolei with downtown Honolulu. A right-of-way has been retained along Kapolei Parkway, North-South Road, and Farrington Highway for future rapid transit use. Little progress has been made in establishing mixed use town centers and main street areas, often due to regulatory restrictions and difficulty of development.</i>
Protect Natural, Historical, and Cultural Resources	<i>Protection of natural, historical and cultural resources has been included as a condition of land use approvals.</i>
Phase Development and Provide Adequate Infrastructure	<i>State and County infrastructure development has continued, but transportation and schools capacity remains a critical issue. The Ewa Highway Master Plan identified six major projects needed to be completed by 2010 to meet expected growth. Work has begun on portions of four of the six projects. Financing and building infrastructure capacity concurrently with development is a major need to address.</i>

For additional information about the [Review scope and work program](#) , contact Bob Stanfield at the Department of Planning & Permitting

- by mail at 650 South King Street, 7th Floor, Honolulu, Hawaii 96813;
- by e-mail at bstanfield@honolulu.gov;
- by fax at 527-6743; or
- by voice mail at 527-6094.

EWA DEVELOPMENT PLAN FIVE YEAR REVIEW PARTICIPANT RESPONSE FORM

I would like to

- Be on the Ewa DP Five Year Review mailing list to receive information about the status of the Review and notices of meetings and workshops
- Be listed as a participant in the Five Year Review in workshop handouts
- Be notified of the next workshop when the Draft Report and Revised Plan will be presented for review. (Tentatively scheduled for late spring).
- Provide information about projects or issues that will be important for Ewa's future. I would like to share:
 - Reports and Other Research Materials
 - Handouts
 - A Map, Picture, or Display Board
- Meet with Department of Planning and Permitting staff in an interview or small group meeting to discuss
 - our experiences and evaluation of the past six years of Ewa development,
 - our vision for Ewa's future,
 - projects and programs that we are developing or proposing for development in Ewa,
 - research issues and findings important for Ewa, and/or
 - our suggestions for ways to revise and improve the Plan

You can contact me at:

Name _____

Home Phone: _____ Work Phone _____

Fax # _____ e-mail _____

My Organization/Company/Agency Name:

Street _____

City _____ Zip Code _____

Comments/Suggestions? _____
